



Business Incentive Grant Committee Meeting Agenda

Monday, October 06, 2025 at 5:45 PM

City Hall – 520 East Ocean Blvd. Los Fresnos, TX 78566

<https://cityoflosfresnos.com/meetings>

NOTICE OF SAID MEETING IS HEREBY GIVEN BY THE CITY OF LOS FRESNOS PURSUANT TO CHAPTER 551, TITLE 5 OF THE TEXAS GOVERNMENT CODE, THE TEXAS OPEN MEETINGS ACT.

A. CALL MEETING TO ORDER

B. ACTION ITEMS

1. Consideration and ACTION to approve the minutes from February 3, 2025 and June 2, 2025.
2. Consideration and ACTION to approve an interior grant for Busy Bubbles Laundromat located at 680 E Ocean Blvd. Suite 6.
3. Consideration and ACTION to approve a sign grant for Exotic International Grocery Store located at 33478 FM 803 Suite B7.
4. Consideration and ACTION to approve a sign grant for Gracepoint Primary Healthcare located at 224 W Ocean Blvd.

C. ADJOURNMENT

This is to certify that I, Mark W. Milum, posted this agenda on the front bulletin board of the City Hall and the city website www.cityoflosfresnos.com on October 1, 2025 on or before 9:00 a.m. and it shall remain so posted continuously for at least 3 business days preceding the scheduled time of said meeting.

/s/ Mark W. Milum, City Manager

Persons with any disabilities that would like to attend meetings must notify City Secretary 24 hours in advance so that the City can make arrangements for that disabled person.

ACTION ITEM REPORT



Item Title: Consideration and ACTION to approve the minutes from February 3, 2025 and June 2, 2025.

Recommendation:

I recommend approval.



Business Incentive Grant Committee Meeting Minutes

Monday, February 03, 2025 at 5:45 PM

City Hall – 520 East Ocean Blvd. Los Fresnos, TX 78566

<https://cityoflosfresnos.com/meetings>

NOTICE OF SAID MEETING IS HEREBY GIVEN BY THE CITY OF LOS FRESNOS PURSUANT TO CHAPTER 551, TITLE 5 OF THE TEXAS GOVERNMENT CODE, THE TEXAS OPEN MEETINGS ACT.

A. CALL MEETING TO ORDER

Board Marco Huerta called the meeting to order at 5:45 p.m.

PRESENT

Place 4 Marco Huerta

Place 5 Gordon Cappon

Place 6 Claudia Villarreal

B. ACTION ITEMS

1. Consideration and ACTION to approve the minutes from January 06, 2025.

Motion was made and seconded to approve the minutes from January 06, 2025.

Motion made by Place 5 Cappon, Seconded by Place 6 Villarreal.

Voting Yea: Place 4 Huerta, Place 5 Cappon, Place 6 Villarreal

2. Consideration and ACTION to approve a sign grant for Real Storage located at 696 E. Ocean Blvd.

Mr. Milum explained the location of the sign and the quotes received. Had advised the board the maximum amount for sign grant was \$3,750. He recommended approving the lowest bid in the amount of \$9,300 with CDC portion being the maximum sign grant of \$3,750.

Motion was made and seconded to approve a sign grant for Real Storage located at 696 E. Ocean Blvd to the lowest bid \$9,300 with the CDC portion being the maximum sign grant amount of \$3,750.

Motion made by Place 6 Villarreal, Seconded by Place 5 Cappon.

Voting Yea: Place 4 Huerta, Place 5 Cappon, Place 6 Villarreal

C. ADJOURNMENT

Meeting was adjourned at 5:48 p.m.

Jacqueline Moya, City Secretary



Business Incentive Grant Committee Meeting Minutes

Monday, June 02, 2025 at 5:45 PM

City Hall – 520 East Ocean Blvd. Los Fresnos, TX 78566

<https://cityoflosfresnos.com/meetings>

NOTICE OF SAID MEETING IS HEREBY GIVEN BY THE CITY OF LOS FRESNOS PURSUANT TO CHAPTER 551, TITLE 5 OF THE TEXAS GOVERNMENT CODE, THE TEXAS OPEN MEETINGS ACT.

A. CALL MEETING TO ORDER

Board member Marco Huerta called the meeting to order at 5:45 p.m.

PRESENT

Place 4 Marco Huerta

Place 5 Gordon Cappon

Place 6 Claudia Villarreal

B. ACTION ITEMS

1. Consideration and ACTION to approve the minutes from January 06, 2025.

Motion was made and seconded to approve the minutes from January 06, 2025.

Motion made by Place 6 Villarreal, Seconded by Place 5 Cappon.

Voting Yea: Place 4 Huerta, Place 5 Cappon, Place 6 Villarreal

2. Consideration and ACTION to approve a sign grant for Robyn's Cheesecake Cafe located at 32412 State Hwy 100 Suite E.

Mr. Milum explained where the business was located and reviewed the quotes with the board. He recommended approving the lowest quote in the amount of \$1,650 with the CDC portion being \$825.

Motion was made and seconded to approve and recommend a sign grant for Robyn's Cheesecakes located at 32412 Hwy 100 Suite E in the amount of \$1650 with the CDC portion being \$825.

Motion made by Place 5 Cappon, Seconded by Place 6 Villarreal.

Voting Yea: Place 4 Huerta, Place 5 Cappon, Place 6 Villarreal

3. Consideration and ACTION to approve a storefront grant for Los Fresnos Ambulance located at 100 Rodeo Drive.

Mr. Milum explained to the board that the building was in need of a painting. He recommended approving the lowest quote in the amount of \$21,000 with the CDC portion being the maximum amount of \$7,500.

Motion was made and seconded to approve and recommend a storefront grant for Los Fresnos Ambulance located at 100 Rodeo Drive in the amount of \$21,000 with the CDC portion being \$7,500.

Motion made by Place 6 Villarreal, Seconded by Place 5 Cappon.

Voting Yea: Place 4 Huerta, Place 5 Cappon, Place 6 Villarreal

C. ADJOURNMENT

Meeting was adjourned at 5:49 p.m.

Jacqueline Moya, City Secretary

ACTION ITEM REPORT



Item Title: Consideration and ACTION to approve an interior grant for Busy Bubbles Laundromat located at 680 E Ocean Blvd. Suite 6.

Recommendation:

I recommend approval.



Community Development Corporation
520 E Ocean, Los Fresnos, TX 78566
(956) 233-5768 Phone
(956) 233-9879 Fax

APPLICATION

1. Name of Applicant & Business: Ramon Gonzalez / Busy Bubble Landscaping
2. Applicant: (check one) ☐ Property Owner ☒ Tenant
3. Property Address: 680 E Ocean Blvd Los Fresnos Tx 78566 A-6
4. Mailing Address: 33171 Melon dr. Los Fresnos Tx 78566
5. Phone: 956 8389980 (w) _____ (c) E-mail Address: gonzalez 45r@yahoo.com

Type of Project: (circle one) Sign Storefront Landscaping Interior

Description of proposed improvements(s): Ceiling paint, walls, trim paint, Floor new epoxy flooring 1400 sqft

Name of contractors: (attach bid copies, including color design)

Amount of bids: (DO NOT INCLUDE TAX)

- | | |
|-----------------------------|--------------------|
| 1. <u>Sarrazaga Company</u> | \$ <u>5,925.00</u> |
| 2. <u>Karvez Builders</u> | \$ <u>4,200.00</u> |
| 3. <u>Abel Gonzalez</u> | \$ <u>5,200.00</u> |

I have read and understand the information on the Business Incentive Program. I understand that any regular changes to the project after the grant is approved may jeopardize funding. I further agree that if a grant is awarded and area of improvement is altered for any reason within one year of construction, I will reimburse the CDC the full amount of the grant.

Contact person for this project:

Signature

Print Name

Date

Property Owner Signature

Print Name

Date

Staff Recommendation:

FOR STAFF USE

Committee Recommendation:

Grant Approved:

Name of Vendor Approved:

Grant Amount to be paid to: ☐ Business ☐ Vendor

Meeting Date:

Sarrazaga company

32645 Mayra st los fresnos tx 78566
956404/9/6
romansarrazaga7@gmail.com

INVOICE

#INV0008
Date: 09/18/2025

Bill To: Busy Bubbles Laundromat
680 E Ocean Blv
gonzalez45r@yahoo.com 9568389980

#	Items	Qty	Unit cost	Total
	Estimated include all labor and materials - 1400 sqft paint all walls			
1	-ceilings - trim and doors, epoxy new flooring preparation and install new gray black epoxy flooring	1	\$5,925.00	\$5,925.00
Subtotal				\$5,925.00
Total				\$5,925.00
Balance Due				\$5,925.00

Karvez Builders sent you an estimate

We look forward to working with you.

Customer

Busy Bubbles Laundromat
gonzalez45r@yahoo.com
+1 (956) 442-7146
680 E Ocean blv
Los Fresnos . TX 78566

Estimate #00163

September 18, 2025

Hide full details

Estimated include all labor and materials - 1400 sqft paint all walls - ceilings - trim and doors , epoxy new flooring preparation and install new gray black epoxy flooring	\$4,200.00
Subtotal	\$4,200.00
Total	\$4,200.00

 Text us

Abel Gonzalez

680 E Ocean Blv Los Fresnos
+1 (956) 970-3053
RG3197021@gmail.com

ESTIMATE

110
Date: 09/11/2025
Due Date: 09/18/2025

Bill To:

#	Items	Qty	Unit cost	Total
1	- 1400 sqft paint all walls -ceilings - trim and doors, epoxy new flooring preparation and install new gray black epoxy	1	\$5,200.00	\$5,200.00
		Subtotal		\$5,200.00
		Total		\$5,200.00

ACTION ITEM REPORT



Item Title: Consideration and ACTION to approve a sign grant for Exotic International Grocery Store located at 33478 FM 803 Suite B7.

Recommendation:

I recommend approval.



Community Development Corporation
520 E Ocean, Los Fresnos, TX 78566
(956) 233-5768 Phone
(956) 233-9879 Fax

APPLICATION

1. Name of Applicant & Business: Alisa Cantu ; Exotic International Grocery store

2. Applicant: (check one) Property Owner ☒ Tenant

3. Property Address: 33478 Fm 803, Suite B7, Los Fresnos, TX 78566

4. Mailing Address: 33478 Fm 803, Suite B7, Los Fresnos, TX 78566

5. Phone: 956-456-0407 (w) (c) E-mail Address: ExoticCandiez@gmail.com

Type of Project: (circle one) Sign ☐ Storefront ☐ Landscaping ☐ Interior

Description of proposed improvements(s): Store front Sign

Name of contractors: (attach bid copies, including color design)

Amount of bids: **(DO NOT INCLUDE TAX)**

1. Grafik Spot
2. Signs + more LLC
3. _____

\$ 3,000

\$ 2,810

\$ _____

I have read and understand the information on the Business Incentive Program. I understand that any regular changes to the project after the grant is approved may jeopardize funding. I further agree that if a grant is awarded and area of improvement is altered for any reason within one year of construction, I will reimburse the CDC the full amount of the grant.

Contact Person for this project:

Alisa Cantu
Signature

Alisa Cantu
Print Name

09-04-25
Date

[Signature]
Property Owner Signature

Heitor R. Hernandez
Print Name

9-4-25
Date

FOR STAFF USE

Staff Recommendation: low bid at \$3810.00 CDC Portion \$1,405.00

Committee Recommendation: _____

Grant Approved: _____ Name of Vendor Approved: _____

Grant Amount to be paid to: _____ Business _____ Vendor Meeting Date: _____

ESTIMATE

The Grafik Spot LLC
1265 N Expressway
Brownsville, TX 78520

billingdept@thegrafikspot.net
+1 (956) 621-0381
www.thegrafikspot.net



Bill to
Exotic Candiez

Estimate details

Estimate no.: 15658
Estimate date: 06/16/2025

#	Product or service	Description	Qty	Rate	Amount
1.		Sign option 003			
2.	sign	LED Front-lit Channel Box Sign 90"X50"	1	\$2,500.00	\$2,500.00
3.	sign	Channel Box 89"X8"	1	\$500.00	\$500.00
Subtotal					\$3,000.00
Sales tax					\$247.50

Note to customer

Artwork must be approved by the client ,before a job can be entered into production.
Please be sure to double-check design, spelling, grammar and layout before approving artwork. If a proof containing errors and is approved by the client, the client is responsible for payment of all original costs of printing,no refunds or claims accepted. The image sent for approval is only a representation of design and color scheme, colors may vary upon print.

Total **\$3,247.50**

Accepted date

Accepted by

Signs and More LLC
 2108 Central Blvd
 Brownsville, TX 78520 US
 info@signsandmore.us
 www.signsandmore.us

Proposal



ADDRESS
 Exotic Candiez
 Alisa
 Exotic Candiez

PROPOSAL # DATE
 11983 08/25/2025

DESCRIPTION	QTY	RATE	AMOUNT
Channel box Sign LEDs front light 90"X50"	1	2,350.00	2,350.00T
LEDs box Sign 80" X 8"	1	460.00	460.00T
		SUBTOTAL	2,810.00
		TAX (8.25%)	231.83
		TOTAL	\$3,041.83

Accepted By

Accepted Date

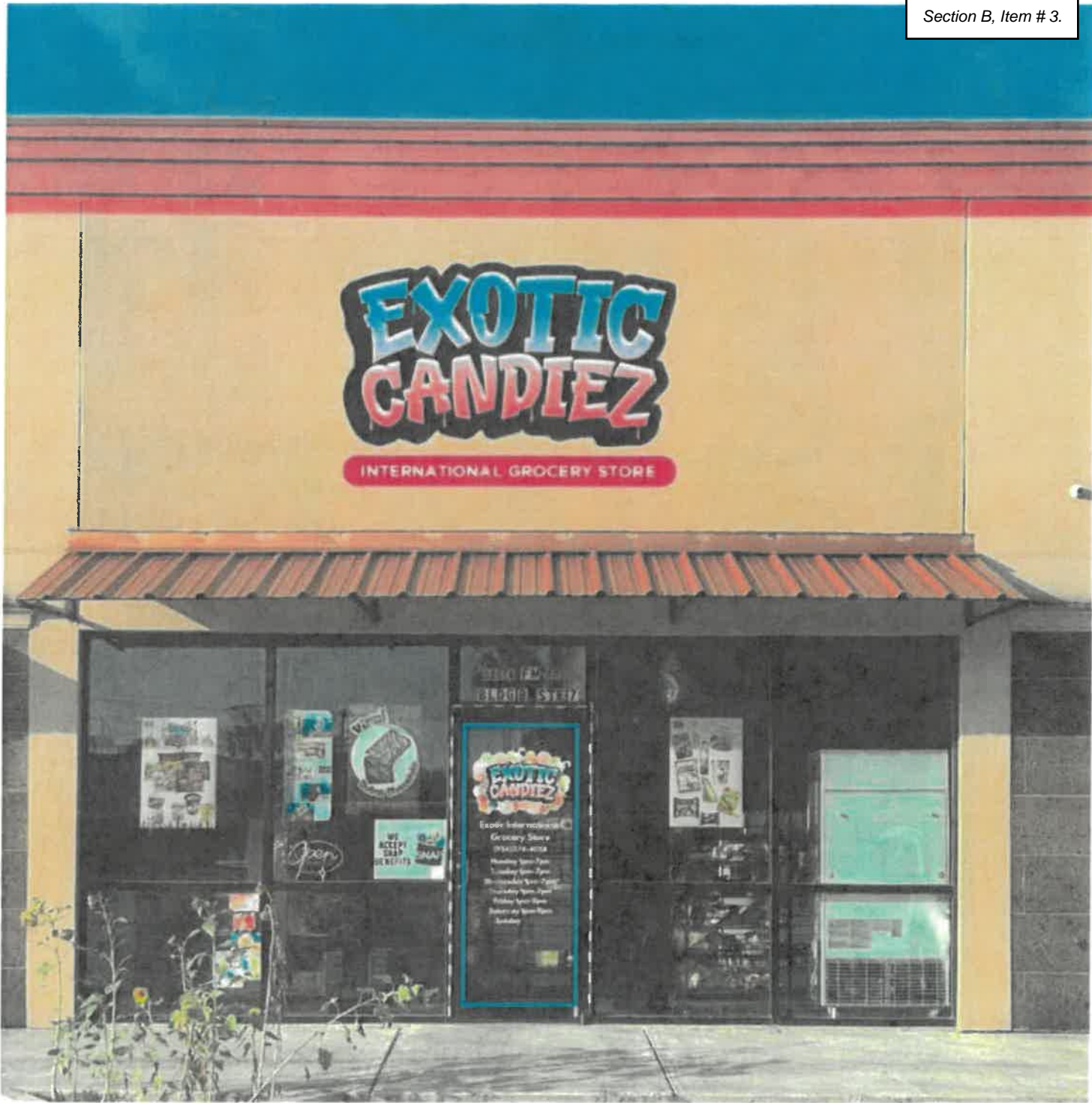


DO NOT APPROVE PROOF UNTIL ARTWORK IS 100% READY FOR PRODUCTION
FAVOR DE NO APROBAR DISEÑO HASTA QUE ESTÉ 100% LISTO PARA PRODUCCIÓN

the **grafik** Spot
(956) 621-0381

ARTWORK PROOF

Notices Under Article 27 of the Joint Ethics Committee Code for Fair Practice: All art designed by The Grafik Spot, LLC is owned and copyrighted to The Grafik Spot LLC and cannot be reproduced in whole or in part without our expressed written consent or compensation thereof.



ACTION ITEM REPORT



Item Title: Consideration and ACTION to approve a sign grant for Gracepoint Primary Healthcare located at 224 W Ocean Blvd.

Recommendation:

I recommend approval.



Community Development Corporation
520 E Ocean, Los Fresnos, TX 78566
(956) 233-5768 Phone
(956) 233-9879 Fax

APPLICATION

1. Name of Applicant & Business: Lila Pena / Angelic Pedraza Gracepoint Primary Health
2. Applicant: (check one) Property Owner ☒ Tenant
3. Property Address: 224 W. Ocean Blvd Los Fresnos TX 78566
4. Mailing Address: 224 W. Ocean Blvd Los Fresnos TX 78566
5. Phone: 956 472 5430 (w) (c) E-mail Address: lraggier@aol.com

Type of Project: (circle one) Sign ☐ Storefront ☐ Landscaping ☐ Interior

Description of proposed improvements(s): _____

Name of contractors: (attach bid copies, including color design)

Amount of bids: (DO NOT INCLUDE TAX)

- | | |
|--------------------------------|--------------------|
| 1. <u>AAA Electrical Signs</u> | \$ <u>8,041.99</u> |
| 2. <u>The Grafik Spot</u> | \$ <u>4,720.00</u> |
| 3. _____ | \$ _____ |

I have read and understand the information on the Business Incentive Program. I understand that any regular changes to the project after the grant is approved may jeopardize funding. I further agree that if a grant is awarded and area of improvement is altered for any reason within one year of construction, I will reimburse the CDC the full amount of the grant.

Contact Person for this project:

Lila Pena Angelic Pedraza
 Signature
Lila Pena Angelic Pedraza
 Print Name
09/19/25 9/29/2025
 Date

Andrea Moses
 Property Owner Signature
Andrea Moses
 Print Name
9-30-25
 Date

FOR STAFF USE

Staff Recommendation: Low bid of \$4720.00 - CAC Portion \$2360.00

Committee Recommendation: _____

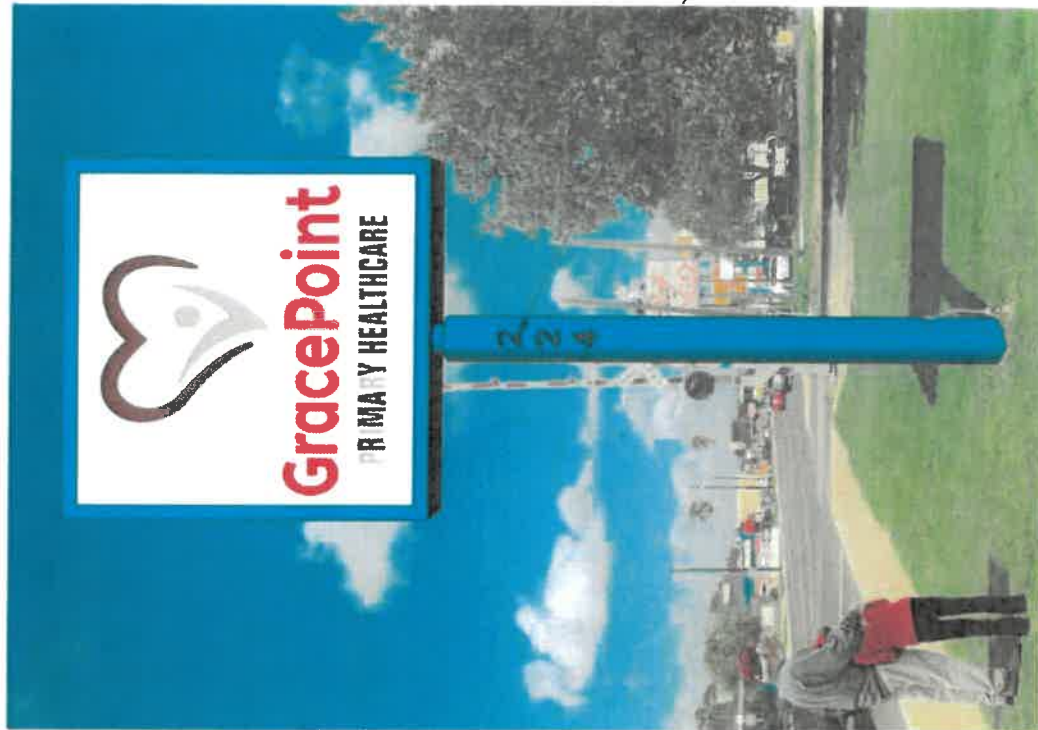
Grant Approved: _____ Name of Vendor Approved: _____

Grant Amount to be paid to: _____ Business _____ Vendor Meeting Date: _____



EXISTING

8'-0"



3'-9 7/8"

8'-0"

1'-2 3/4"

7 1/4"

6 1/2"

20'-9"

12'-9"

OPTION: FACELAYOUT



Double Face Electrical ID Sign

DF Illuminated Aluminum Fabricated Sign with
Duralife 6000 Facia with Clear #3240 UV Finish Coating w/
Lighted by Samsung LED's Model ECR1 2W 12VDC White #95L,
Powered by Mean Well #40m2020 Power Supply
Wired to U.L. Specifications
Single Pole Installation

High Performance Computer Cut Ink Vinyl

COLORS:

- ☐ GREY PMS#
- ☐ BURGANDY PMS# 207C
- ☐ RED PMS# 485C
- ☐ LIGHT BLUE PMS# 3545C
- ☐ BLACK
- ☐ WHITE

Section B, Item # 4.

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801 will result in a design fee with a minimum \$10,000.00 fine.

PRIMARY ELECTRICAL
CIRCUIT TO SIGN
PROVIDED BY CUSTOMER

CUSTOMER APPROVAL

Customer Signature

Date

Design #: 334-2025
DSC #: 12
Scale: 3/8" = 1'-0"
Date: 9-2-2025
Designer: Joe Herrera

Customer: Grace Point Primary Healthcare
Location: 224 W. Ocean Blvd.
City: Loe Fresno, Tx 78566
Sales Rep: Joe Martinez
Drawing: 334-2025 Grace Point

800-825-5376
2407 E. Bus Hwy R3
Dennis, TX 78537
State License #19035
www.3asigns.com

AAA Electrical Signs
A TESSCO CORPORATION A Sign Company
55 YEARS IN BUSINESS

ESTIMATE

The Grafik Spot LLC
1265 N Expressway
Brownsville, TX 78520

billingdept@thegrafikspot.net
+1 (956) 621-0381
www.thegrafikspot.net



Bill to
Angie Pedraza
Grace Point Primary Home

Estimate details

Estimate no.: 16144

Estimate date: 09/04/2025

#	Product or service	Description	Qty	Rate	Amount
1.	signs	ALL NEW LED Internally-Illuminated Aluminum Structure Cabinet Sign ALL NEW Electrical Components & LED Lighted Installed NEW Cabinet Sign Retrofitted Existing Pole Sign - Sand/Grind Primer Seal + NEW Exterior Pole Paint Installed	1	\$4,320.00	\$4,320.00
2.	FEE	City Permit Fee	1	\$200.00	\$200.00
3.	vinyl	NEW Parking Sign Exterior Vinyl - Matte Laminate Outdoor Protection - Installed	10	\$20.00	\$200.00
Subtotal					\$4,720.00
Sales tax					\$389.40

Note to customer

Artwork must be approved by the client ,before a job can be entered into production.

Please be sure to double-check design, spelling, grammar and layout before approving artwork. If a proof containing errors and is approved by the client, the client is responsible for payment of all original costs of printing,no refunds or claims accepted. The image sent for approval is only a representation of design and color scheme, colors may vary upon print.

Total	\$5,109.40
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Accepted date

Accepted by



the **grafik** Spot
LED SIGNS

render 001

Sales - Alfredo de la O
Project Manager - Jose Altamirano
The Grafik Spot, LLC - Texas Electrical Sign Contractor (Insured & Bonded)
DLR - License #48725 | TSCL - License #18964



the **grafik** Spot
LEDSIGNS

render 002

Sales - Alfredo de la O
Project Manager - Jose Altamirano
The Grafik Spot, LLC - Texas Electrical Sign Contractor (Insured & Bonded)
TDLR - License #48725 | TSCL - License #18964